



ORDINANCE NO. 1692

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A PRIVATE CLUB IN THE PD-25 ZONING DISTRICT AND LOCATED AT 13370 BRANCH VIEW LANE; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a Private Club in the PD-25 zoning district.

SECTION 2. That the Private Club shall be located within the building designated as 13370 Branch View Lane and more specifically described in Exhibit "A".

SECTION 3. That the Private Club shall be operated in accordance with Ordinance No. 1652 as heretofore amended.

SECTION 4. That the construction and use of the property shall strictly comply with the site plan submitted to and approved by the City Council and attached herein as Exhibit "B".

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a Private Club in the PD-25 zoning district.

SECTION 6. That the delivery of alcoholic beverages by the licensee and holder of a Private Club License and consumption of the alcoholic beverages delivered by the said licensee shall be limited to members and guests of the Eleemosynary Corporation during events conducted and sponsored by said Eleemosynary Corporation, and, during events where a member of the Eleemosynary Corporation has rented or leased the premises as reflected in a written rental or lease form, and said member is legally responsible for delivery and consumption of the alcoholic beverages and all other aspects of the proposed rental or lease, which rental or lease form shall incorporate the provisions of this Ordinance.

SECTION 7. That only members of the Eleemosynary Corporation may serve, sell, or deliver alcoholic beverages to members and their guests at functions and activities held on the premises of the Eleemosynary Corporation.

SECTION 8. The owner of subject property has executed and proffered a deed restriction approved by the City Attorney, and attached as Exhibit "C", that restricts the use of the premises for a private club to the Knight of Columbus only, for a period of time not to exceed five (5) years from the date of the issuance of a certificate of occupancy.

SECTION 9. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

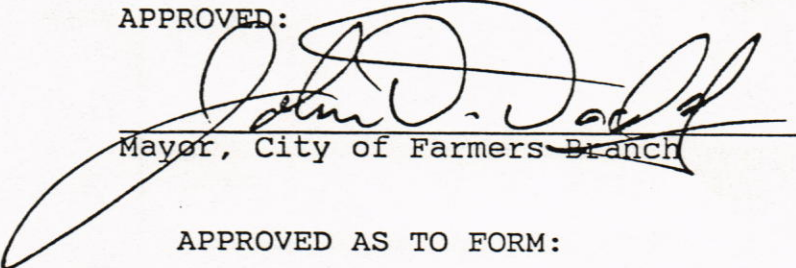
SECTION 10. If any section, paragraph, subsection, clause, phrase, provision or word of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 11. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 12. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 6 day of July, 1987.

APPROVED:


Mayor, City of Farmers Branch

ATTEST:


City Secretary

APPROVED AS TO FORM:



City Attorney

Exhibit "A"

EXHIBIT "A" (PROPERTY DESCRIPTION)

Being a tract of land situated in the city of Farmers Branch, Dallas County, Texas, out of the Thomas Keenan Survey - Abstract 733; and also being part of Block 1 of Revised Valley View Place Addition, First Installment, an addition to the City of Farmers Branch as recorded in Volume 69214, Page 1991 of the Map Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod for corner at the intersection of the easterly line of Branch View Lane (60 feet wide) and the southerly line of Havenhurst Street (60 feet wide);

THENCE North $89^{\circ} 58' 00''$ East along the southerly line of Havenhurst Street a distance of 784.47 feet to an iron rod for corner at the intersection of said southerly line of Havenhurst Street and the southwesterly line of Interstate Highway 35E (300 feet wide);

THENCE in a southeasterly direction along the southwesterly line of I.H. 35E and along a curve to the left of whose tangent bears South $9^{\circ} 21' 08''$ East and having a radius of 11,610.00 feet, a central angle of $0^{\circ} 54' 47''$, and an arc length of 185.03 feet to an iron rod for corner;

THENCE South $88^{\circ} 18' 00''$ West a distance of 108.86 feet to an iron rod for corner;

THENCE North $2^{\circ} 11' 00''$ West a distance of 6.00 feet to an iron rod for corner;

THENCE North $89^{\circ} 55' 00''$ West a distance of 75.90 feet to an iron rod for corner;

THENCE South $1^{\circ} 04' 10''$ East a distance of 100.00 feet to an iron rod for corner;

THENCE North $89^{\circ} 55' 00''$ West a distance of 353.47 feet to an iron rod at an angle point;

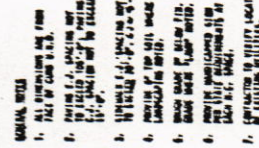
THENCE South $26^{\circ} 36' 00''$ East a distance of 132.27 feet to an iron rod for corner;

THENCE South $62^{\circ} 29' 00''$ West a distance of 200.03 feet to an iron rod for corner in the easterly line of Branch View Lane;

THENCE North $26^{\circ} 36' 00''$ West along said easterly line of Branch View Lane a distance of 255.16 feet to an iron rod at the beginning of a curve to the right;

THENCE in a northerly direction continuing along said easterly line of Branch View Lane and along said curve to the right having a radius of 470.00 feet, a central angle of $32^{\circ} 46' 21''$, and an arc length of 268.83 feet to the POINT OF BEGINNING and containing 239,916 square feet, more or less, or 5.5077 acres.

Exhibit "A"

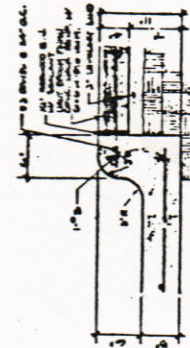


Technical drawing of a mechanical part, likely a piston or valve component, showing a cross-section with a hatched area. The drawing includes dimensions and a scale bar.

A schematic diagram of a beam supported by a vertical post. The beam has a total length of 6 ft. A point labeled "Center of Gravity of Beam" is indicated at a distance of 2 ft from the left end. The support is located under the beam. Labels include "6 ft", "2 ft", "Center of Gravity of Beam", "Support", and "Beam".

107 TYP. HANDICAP SPACE

108 PIPE BOLLARD



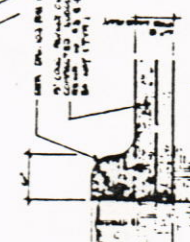
105 CURB A: WALK



104 EXPANSION JOINT



103 CONTROL JOINT
Wet, flat



102 CURB AT PLANTING
149.1108

STEMMONS CROSSING
OFFICE/WAREHOUSE CENTER
FOR
GROUP WEST DEVELOPMENT
FARMERS BRANCH TEXAS

PROJECT NO: 8487
DATE: OCT: 18 1984
CONSTRUCT



1	NOV 19 1964		
	Monthly for continuity to Nov 1964		

Exhibit "B" page 1 of 2

Exhibit "B" page 2 of 2

